

STATE MS.-DE SOTO CO.
FILED

JAN 6 4 41 PM '97

BK 311 149
WARRANTY DEED
W.C. DAVIS, CH. CLK.

**WOODY WOODS and SHARON WOODS
D/B/A SOUTHERN DEVELOPERS**

TO:

**CHARLES J. DEGIRONNE and wife,
LYNN P. DEGIRONNE**

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, **WOODY WOODS and SHARON WOODS d/b/a SOUTHERN DEVELOPERS**, do hereby sell, convey and warrant unto **CHARLES J. DEGIRONNE and wife, LYNN P. DEGIRONNE**, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in the City of Olive Branch, DeSoto County, Mississippi described as follows, to-wit:

Lot 409, Section C, Eastover Subdivision, situated in Section 29, Township 1 South, Range 6 West, City of Olive Branch, DeSoto County, Mississippi as per Plat recorded in Plat Book 12, Pages 39-40, Chancery Clerk's Office, DeSoto County, Mississippi.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi and restrictive covenants and easements of record in Eastover Subdivision.

The Grantees, by acceptance of this Deed agree to become members of the Eastover Homeowner's Association, a Mississippi non-profit corporation, and be bound by the by-laws of said Association. The dues of the Association shall constitute an assessment against the above described property and said assessment shall constitute a lien on the property so assessed and shall be collectible by a proper action at law or proceedings in Chancery Court for enforcement of such lien, provided, however that said lien shall be subordinate to any mortgages, deeds of trust or other security instrument granted by the Grantees, a covenant that runs with the land and shall be binding on the Successors and Assigns of the Grantees.

It is agreed and understood that taxes for the year 1996 shall be paid by the Grantors and possession is given upon delivery of this Deed.

WITNESS OUR SIGNATURES, this 30th day of December, 1996.

Woody Woods
WOODY WOODS

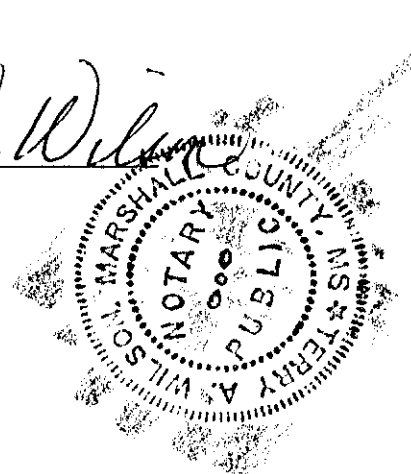
Sharon Woods
SHARON WOODS

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said county and State, on this 30th day of December, 1996, within my jurisdiction, the within named WOODY WOODS and SHARON WOODS, who acknowledged that they executed the above and foregoing instrument and who further acknowledge that they do business as Southern Developers.

James A. Wilkins
NOTARY PUBLIC

MY COMMISSION EXPIRES: Oct. 1, 1998



Grantor's Address:
7975 College Rd.
Olive Branch, MS 38654
Home Phone No: 895-2064
Work Phone No: 895-8500

Grantee's Address:
7433 Holly Grove
Olive Branch, MS 38654
Home Phone: NONE
Work Phone: Retired

Prepared by and return to:

James E. Woods, P.O. Box 456
Olive Branch, MS 38654 (896-2996)